

48 Hartleyburn

Wilnecote | B77 4BL | Offers In Excess Of £260,000

ROYSTON & LUND

- EXTENDED 3 BED SEMI DETACHED
- FANTASTIC CORNER PLOT
- FULL OF POTENTIAL
- OFF ROAD PARKING AND DETACHED GARAGE
- COUNCIL TAX BAND C / EPC C
- NO UPWARD CHAIN
- GREAT SIZED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- FREEHOLD
- DIRECT ACCESS TO MAJOR ROADS A5, M42 M6 & M6 TOLL

















Royston & Lund are delighted to offer for sale with NO ONWARD CHAIN this extended three bedroom semi-detached home, ideally situated in the popular and convenient residential area.

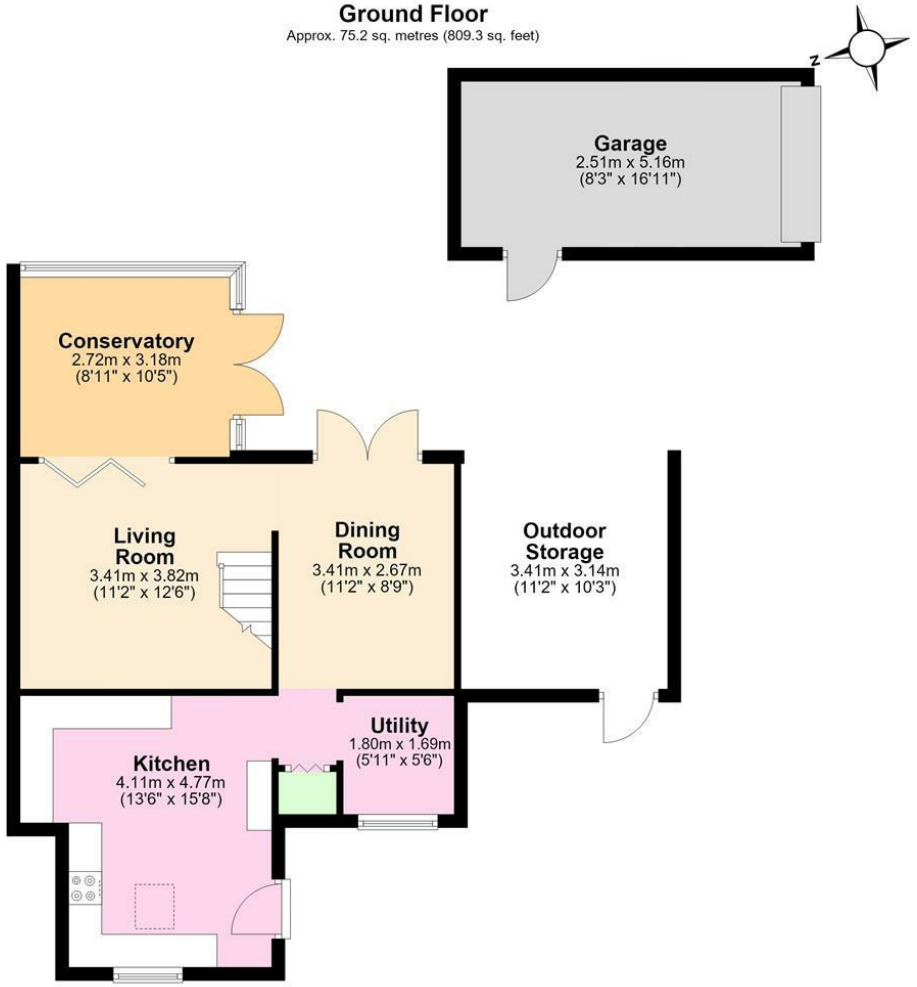
The property is well placed for a wide range of local amenities, including shops, leisure facilities and well-regarded primary and secondary schools and is also ideally located for commuters, with convenient access to the A5 and M42, while nearby bus routes provide direct connections into Tamworth town centre.

Internally, the property offers well-proportioned and versatile accommodation throughout. Upon entering, you are welcomed by a bright and inviting entrance, providing access to the modern and well-appointed fitted kitchen. The extended layout offers excellent flexibility for modern family living, with further ground-floor accommodation comprising a generously sized dining area, comfortable living room and useful conservatory, creating a range of versatile spaces for both everyday living and entertaining.

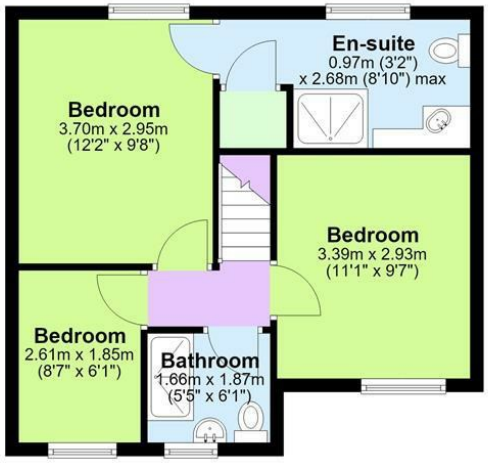
To the first floor, there are three well-sized bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. The remaining bedrooms provide excellent flexibility for family living, guests or home working, complemented by a well-presented family bathroom.

Externally, the property continues to impress, with a generous driveway providing ample off-road parking, a detached garage and a private rear garden offering an excellent space for outdoor relaxation and entertaining. The property benefits from solar panels.

Ground Floor
Approx. 75.2 sq. metres (809.3 sq. feet)



First Floor
Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 116.2 sq. metres (1250.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Ombudsman

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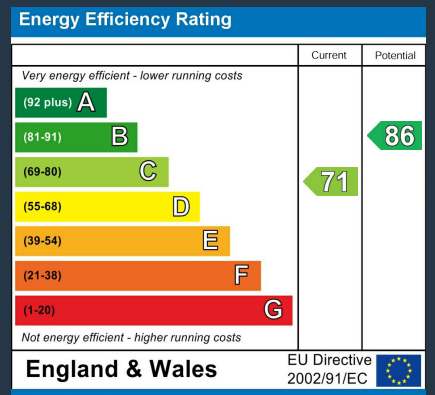
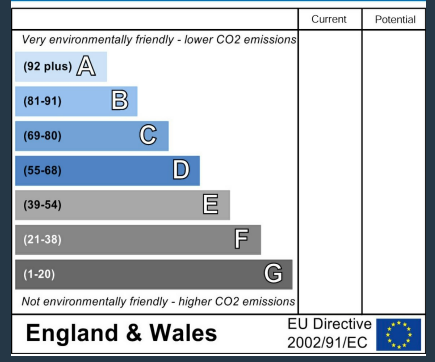
THE GUILD PROPERTY PROFESSIONALS

EPC





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